

930m² Office for Sale in Larnaca - Agios Nikolaos, Limassol District

This 2-storey commercial property boasts a prime location within Limassol's bustling business district, just a short stroll from the District Court. Spanning 800m2, the ground floor comprises 180m2, with an additional 30m2 mezzanine. Each floor offers approximately 300m2 of space, totaling 600m2. A 60m2 roof garden adds an attractive feature. Offices are fully equipped with modern amenities including a VRV system, raised floors, and high-speed internet via optical fiber cable. Structural cabling ensures seamless connectivity. The premises come furnished, offering convenience to occupants. Parking spaces are available. Situated in the sought-after Agios Nikolaos area, the property is als...

Property Info		Plot / Area Info	Additional info	
Covered Area	930		Reference Number	235534
Energy Efficiency	A		Property type	Office

Amenities Location

Location: Larnaca - Agios Nikolaos Region: Limassol



Price: €4 000 000 + VAT

VAT for this property is €669,677 or €760,000. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT Excluded	Evaluded	Title transfer fee	~ €1 56 600.00	Camman avnances	Nama
	Price per SOM	€4 301.00/m²	common expenses	None	

Representative: MySpace

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Price change history

€4 000 000 on Sep 20, 2025























